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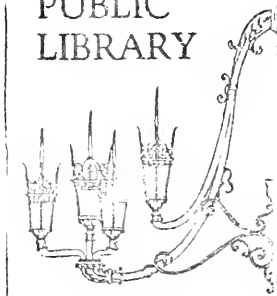
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## **Boston Redevelopment Authority**

# **1992 ACCOMPLISHMENTS 1993**

CITY OF BOSTON  
THOMAS M. MENINO, *ACTING MAYOR*

BOSTON REDEVELOPMENT AUTHORITY  
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JOSEPH FISHER, *Secretary*

AUGUST 1993

An october edition was  
also issued & is kept on this number.



## Executive Summary

Significant accomplishments were made by the BRA in the past year during the period August 1992 to August 1993 both in the area of development and job creation as well as in planning and zoning.

Many large and significant projects have gone into construction over the past 12 months in key areas of our city's economy. Ground was broken on 9 projects in the **health care and institutional sector** representing an investment of over **\$505 million**. These projects will put over 2,100 construction workers on the job, and when completed, will employ another 2,300 people in clinical medicine, medical research, and higher education.

The BRA also moved forward on several key initiatives in the health care economy. The Authority designated Harvard University to redevelop English High School for medical research use and began development review of projects at the Dana Farber Cancer Institute, New England Deaconess Hospital, and the Harvard School of Public Health.

In the **Southwest Corridor** four projects have either broken ground or are preparing to break ground representing an investment of **\$53.3 million**, including the new School Track facility on BRA-owned land, the Registry of Motor Vehicles building at Ruggles Center, the YouthBuild affordable housing project, and an outpatient dialysis center.

A developer was designated to develop Parcel P-3 for a retail mall along with a new Whittier Street Health Center, the major health care provider in the Roxbury community, which will be relocated from its present site. A Request for Proposals is currently being drafted for the former Digital Plant in the Crosstown Industrial Park for that building's reuse.

In the **Midtown district**, approximately **\$48 million** in investment has occurred since August 1992. Encouraged by the imminent

redevelopment of Lafayette Place, both Jordan Marsh and Swissotel are beginning major renovations of their buildings. Capital improvements to the area's streets have begun and several buildings in the area were sold.

The Authority took action that furthered key economic development objectives for Midtown. The Authority purchased the China Trade Building to prohibit expansion of adult entertainment and encouraged the owner of Lafayette Place to accelerate the redevelopment of this key Washington Street property. The institutional presence expanded in Midtown this year as Emerson College purchased 180 Tremont Street for its School of Communications and Suffolk University reached an agreement to purchase 110 and 120 Tremont Street for a new law school.

Two **major facilities** went into construction during the last 12 months — the new Boston Garden Arena and the South Bay Center, a retail mall, representing an investment of **\$225 million**. The BRA completed an economic impact analysis for the proposed Megaplex and development review was completed for the federal courthouse and the Children's Museum expansion, two vital projects in the Fort Point Channel district.

At the **Charlestown Navy Yard**, over **\$7 million** was invested. The BRA was awarded a \$1 million grant toward the construction of a new entry and streets into the Yard's End area, improvements which will enhance the attractiveness of those parcels for development. The Biotech economy expanded in the Yard, bringing to three the number of start-ups taking space there. A memorial to Korean War veterans was dedicated, and city capital funds to improve the Courageous Sailing Center and Pier 4 appropriated.

Eight zoning plans have been completed in the past year comprising a substantial area of the City. These plans cover East Boston, the North End, Jamaica Plain, Cambridge





Street, the Hinge Block, the Mass College of Pharmacy, Beth Israel, and Mission Hill. Eight more areas began the rezoning process over the past 12 months. In addition, the South End/Lower Roxbury Development Plan was endorsed and the Fort Point Channel public realm plan is being drafted. A new edition of the Zoning Code is underway which will incorporate all amendments made since 1988.

Eight priority growth areas have been identified throughout the city where economic expansion is encouraged in diverse areas of the economy including biotechnology, manufacturing, medical and educational sectors, tourism, and environmental technologies.

The BRA has moved swiftly to implement the recommendations of the Walsh Commission. A new development review article has been drafted. Article 80 will replace Article 31 and other procedural articles. A memorandum of agreement was entered into between the BRA and EDIC and steps taken to further their merger. And new citywide rezoning efforts were accelerated.

In summary, economic growth resulting from initiatives taken and projects starting construction during the last 12 months from August 1992 to August 1993 is as follows:

	Total Development Cost (millions)	Construction Jobs	Permanant Jobs
Institutional and Biotech	\$505.8	2,155	2,356
Southwest Corridor	\$53.3	421	650
Midtown	\$48.3	193	1,930
Major Facilities	\$225.0	1,169	1,550
Charlestown Navy Yard	\$7.3	60	137
<b>Total</b>	<b>\$839.7</b>	<b>3,998</b>	<b>6,623</b>



## **INSTITUTIONAL & BIOTECH DEVELOPMENT**

### **Ongoing Projects**

#### **Massachusetts General In-Patient Tower**

MGH is nearing completion on a \$100 million hospital inpatient tower of approximately 316,000 square feet which will serve as a replacement facility for outmoded patient care. Construction began in the first quarter of 1992 and will be complete by the first quarter 1994. Construction jobs generated by the project total 514 and permanent jobs 227. Housing linkage will be paid in the amount of \$1,580,000 and jobs linkage in the amount of \$316,000.

#### **Biosquare Phase I Medical Research and Garage**

Construction will be completed in the first quarter of 1994 on phase 1 of Biosquare, which includes a 1000-car parking garage, a 180,000 square foot medical research building, 13,000 square feet of retail space and a 12,000 square foot day care facility. The total development cost of Phase I is \$78 million. Approximately 524 construction jobs and 384 permanent jobs will be generated by Phase I. Housing linkage is \$744,000 and jobs linkage is \$148,000. Phase II will include a 160,000 square foot medical office building and Phase III will include 300,000 square feet of medical research and a 166,000 square foot hotel.

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#### **BioSquare**



#### **Brigham and Women's Clinical Support Facility**

This \$67 million project involves the construction of 268,000 square feet of clinical space including obstetrical services, labor and delivery unit and neonatal intensive care, medical office space and staff support space. Construction began in the first quarter of 1992 and will be complete by the second quarter of 1994. Approximately 489 construction jobs and 529 permanent jobs will be created. Housing linkage is \$1,340,000 and jobs linkage is \$268,000.

#### **Children's Hospital, 1295 Boylston Street**

Children's Hospital is nearing completion in its renovation of the former Merchant's Tire Building into a 98,000 square foot medical office building at a cost of \$30 million. Construction employment generated by the project totaled 150 and permanent jobs 420.

#### **St. Elizabeth's/St. Margaret's Relocation**

Construction of a new St. Margaret's Hospital Facility to be located on the grounds of St. Elizabeth's Hospital in Brighton will be completed by late 1993. The \$31 million project is 85,000 gross square feet. Construction began the second quarter 1992. The project will generate 168 permanent jobs and 155 construction jobs.

#### **Joslin Diabetes Center Research and Clinic Expansion**

The \$28 million Joslin project involves the development of 84,230 square feet for research, patient care and administrative functions. The principal component of the project calls for the construction of a three-story addition on the existing four-story facility. Construction began in the second quarter of 1992 and will be completed by the first quarter of 1994. Approximately 142 construction jobs and 192 permanent jobs will result.

#### **New England Deaconess Clinical Facility**

This project involves the construction of a new \$140 million clinical facility. Construction of the 330,736 square foot building began in



the second quarter of 1992 and will be completed in the second quarter 1994. Construction jobs are 652 and permanent jobs 605. Housing linkage totals \$1,153,680 and jobs linkage \$230,736.

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#### **New England Deaconess**



#### **The Genzyme Corporation**

The Genzyme Corporation, one of the state's leading biotech firms, is nearing completion on its \$85 million, 160,000 square foot biopharmaceutical manufacturing plant on a 8.6 acre site at the Riverfront R&D Park at Allston Landing. This is the first major biotechnology manufacturing plant in Massachusetts and will generate over 300 construction and 200 permanent jobs. The Genzyme plant will primarily produce Ceredase, the company's injectable drug used to treat Gaucher's disease, which affects close to 10,000 people worldwide.

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#### **Genzyme Corporation**



Subsequent phases of the Genzyme development are planned and include 50,000 additional square feet of manufacturing space as well as a 280,000 square foot building housing research & development uses and headquarters. The state and city have committed \$4.5 million to improve infrastructure and provide utilities to the Genzyme site.

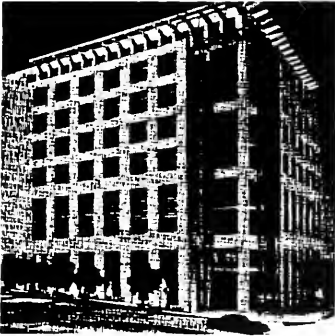
#### **Franciscan Children's Hospital Redevelopment Phase II**

This project involves the implementation of additions and renovations to the Franciscan Children's Hospital and Rehabilitation Center, a 100-bed pediatric specialty hospital and day school located in Brighton. Total square footage of the project is 33,100. Total development cost is \$5.5 million. Construction began in the first quarter of 1993 and will be completed in 1995. Approximately 90 construction jobs and 130 permanent jobs will be created.

#### **Shriner's Burns Institute Replacement Facility**

The Shriner's Burns Institute will replace the existing facility with a new \$45 million hospital. The program calls for the demolition of 80,000 square feet of existing space, the construction of an underground parking garage, and the construction of additional medical research space, increased patient bed space, and new outpatient care space. Total square footage is 200,000. Approximately 402 construction jobs and 296 permanent jobs will be created. The project will make a housing linkage payment of \$762,500 and a jobs linkage payment of \$152,500. Construction began in third quarter of 1993 and is expected to be completed in the second quarter of 1995.





**Shriner's Burns Institute**

**New England Medical Center 1-C Clinical Building Phase I**

This project involves the construction of approximately 442,220 gross square feet of clinical space comprised of two connected buildings and an atrium. The North Building, housing inpatient space will be 237,750 square feet. The South Building, housing ambulatory space, will be 161,065 square feet. The atrium will be 43,400 square feet. Total development cost is \$125 million. Construction began in the third quarter 1992 and will be completed by the first quarter of 1995. The project will generate 300 construction jobs and

**New England Medical Center**



455 permanent jobs. Housing linkage is \$1,711,095 and jobs linkage is \$342,219.

**Boston College Dormitory and Dining Hall**

The development program involves 272,500 square feet of new construction for student dormitories and a student dining facility on the Boston campus. Total development cost is \$34 million. Construction began in the third quarter of 1992 and is scheduled for completion by the third quarter 1993. Construction employment created is 203 and permanent jobs 40.

**Beth Israel Research North**

The Research North project involves the renovation of the former Red Cross Building into 114,120 square feet of medical research space, an investment of \$20 million. Construction will be completed by the fourth quarter of 1993. Housing linkage is \$570,600 and jobs linkage is \$114,120.

**Beth Israel Clinical Center Phase I**

Beth Israel will build an underground parking garage with 970 spaces and a 325,000 square foot Clinical Center that will provide retail, ambulatory care, and other hospital uses. Phase I includes a two-level connector to the main hospital complex. Total development cost is estimated at \$156 million.

**Beth Israel Clinical Center**







Construction began in the first quarter of 1993 and will be complete by 1995 second quarter. Approximately, 300 construction jobs and 450 permanent jobs will be created. Housing linkage is \$1,125,000 and jobs linkage is \$275,000.

#### **Massachusetts College of Pharmacy Science, Dormitory and Academic Support Facility**

This project involves the construction of a mixed-use facility that will house medical research and academic support activities as well as student dormitories. Total development cost is \$39 million. Construction will begin in the third quarter 1993 and will be completed by 1995. Construction employment is 150 and permanent employment 150. Housing linkage is \$190,965 and jobs linkage \$38,193.



**Massachusetts College of Pharmacy**

#### **Dana Farber Clinic Renovation**

The Dana Farber will convert one level of their existing parking garage into 23,890 square feet of clinical space to expand pediatric services. Total development cost is \$6.3 million. Construction began in the first quarter 1993 and will be complete by the first quarter of 1995. Construction jobs total 45.

#### **Boston University School of Management**

Boston University will build a 321,700 square foot facility that will consolidate the

School of Management in one location and will house the President's Office and other administrative activities. Total development cost is \$75 million. Construction will begin in 1994. Construction jobs total 300 and permanent jobs 480. Housing linkage is \$1,108,500 and jobs linkage \$221,700.

#### **St. Elizabeth's Hospital Laboratory**

This project involves the construction of a 25,000 square foot laboratory that will consolidate all patient diagnostic services into one facility. This laboratory will replace two outmoded buildings that will be demolished. The laboratory will be built underground. Total cost of the project is \$10 million. Construction will begin later this year and be completed by the fourth quarter of 1995. Approximately 85 construction jobs and 53 permanent jobs will be created.

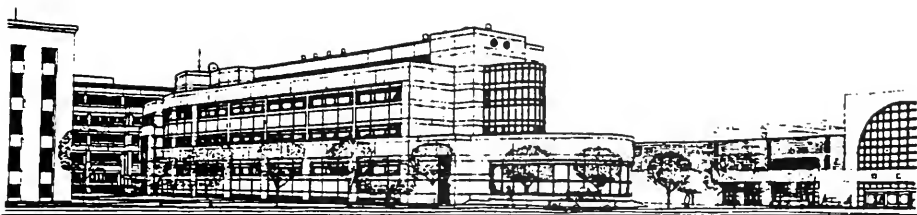
#### **English High Redevelopment**

The BRA has designated Harvard University to redevelop the former English High School as a major biomedical research center to be known as the Harvard Institutes of Medicine. Harvard will redevelop the property for the Harvard Medical School and three of its affiliated hospitals — Beth Israel, Brigham and Women's, and Children's. This \$74 million project will directly respond to the urgent need of the Longwood Medical Area institutions for additional research space. Preliminary work has begun to demolish the two-story auditorium and renovate the ten-story, 251,600 square foot tower. The project is projected to generate 490 construction jobs and 600 permanent jobs. Linkage figures are \$1,258,000 for housing, and \$251,600 for job training. Tenant occupancy is expected within three years.

#### **Dana Farber Cancer Institute Research Building**

Development review began in May for the Dana Farber Cancer Institute's new \$106 million Research Building. Dana Farber proposes to construct a 266,000 square foot building for cancer and other biomedical





**Northeastern Engineering Sciences Center**

research at 65 Deaconess Road. The project will be 194 feet in height with two bridges connecting it to an existing Dana Farber building across Deaconess Road and to the Brigham and Women's Hospital. This connection will unite the cancer research and treatment at the various nearby institutions and promote interaction between Dana Farber researchers and clinicians. Five levels of below-grade parking are planned for 261 vehicles. Dana Farber will lease part of the building to other institutions. The project will generate 896 permanent jobs and 400 construction jobs. Linkage estimates are \$166,100 in job training dollars, and \$830,500 in housing funds.

#### **New England Deaconess Research Facility**

With the submission of a Project Notification Form in March 1993, development review is underway for the New England Deaconess Hospital's new \$125 million Research Facility. The proposed 325,000 square foot, 12-story facility will consolidate all campus research functions in one building. The new facility will serve to strengthen the hospital's focus on patient care research, enable research scientists to effectively perform dual roles as researchers and clinicians, and help the Deaconess Hospital continue to play a leading role in providing medical care for men and women with AIDS. The project will create 185 permanent jobs over the next few years as well as generate 300 construction jobs. Linkage money will be approximately \$325,000 in job training and

\$1,625,000 in housing funds. The project is slated to begin construction in late 1994, with completion expected in 18 to 24 months.

#### **New England Medical Center Parcel C Garage**

Now undergoing Article 31 review, this project involves the construction of a 455 space \$6.5 million parking garage that will be used by patients and visitors. A total of 55 spaces will be used by residents of an adjoining housing development. Construction is estimated to start in the fourth quarter of 1993 and be complete in one year. Construction jobs number 27 and permanent jobs 21.

#### **Northeastern University Engineering Sciences Laboratory**

Northeastern will construct a 95,000 square foot, \$30 million facility that will house laboratories for materials research. The project is undergoing Article 31 review. Construction is estimated to start in the fourth quarter of 1993 and be completed in two years. Approximately 85 construction jobs and 53 permanent jobs will result.

#### **Harvard School of Public Health Research Building**

The Harvard School of Public Health is building 75,666 square feet of space for a new medical laboratory research facility at a total development cost of \$23 million. Construction will begin in 1994-I and be completed by 1996-II. Construction jobs number 193 and permanent jobs 160. The project is under review.



### **Spaulding Rehabilitation Hospital Relocation**

The Spaulding Rehabilitation Hospital, now located in the North Station area, may relocate to the Charlestown Navy Yard. The Hospital's existing site will be taken by the Commonwealth as part of the Central Artery Project. The Charlestown Navy Yard is well-suited to a hospital use, which would complement the Yard's growing biomedical presence. Since Massachusetts General Hospital's location of its medical research facilities at Building 149 in 1987, three biotechnology companies have taken space there. The Yard's End area of the Charlestown Navy Yard has been fully permitted for biomedical research and will have direct access to Chelsea Street and the rest of the Yard with the construction of a new Gate 6, and extensions of Sixteenth Street and First Avenue. This potential relocation represents an investment of \$91 million as well as the creation of 782 construction jobs, 291 new permanent jobs, and the retention of 1,200 existing jobs in Boston.

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### **Spaulding Rehabilitation Hospital at CNY**





## THE SOUTHWEST CORRIDOR

### **Ruggles Phase I - Registry of Motor Vehicles**

Construction is underway on phase 1 of Ruggles Center, a four building phased development project. Phase I of Ruggles Center consists of the Registry of Motor Vehicles, a public plaza, two surface parking lots, and a 950-car parking garage. The plaza will feature a fountain, brick paving with granite highlights, trees, art work, lighting and seating which will be funded by \$2 million the BRA has secured in City Capital funds. The two surface parking lots will be replaced by subsequent phases of the Ruggles Center project. Phase 1 is projected to be completed in 1994. Phase I alone will create 260 construction jobs and support 550 permanent jobs. The Registry of Motor Vehicles will occupy the Phase I office building. Other phases include additional buildings for office use and a possible hotel.

The entire Ruggles Center project will create approximately 1,000 construction jobs and support 2,000 permanent jobs. It is estimated that the housing linkage contribution from the entire Ruggles Center project will be approximately \$2.8 million. The Jobs Linkage Contribution will be approximately \$550,000. Ruggles Center Joint Venture will contribute 10

percent of its development fee and net profits to a community development fund.

### **Ren Corporation Dialysis Center**

A new \$4.5 million dialysis center will be built in the South End for outpatient dialysis care. It will be completed within ten months. The BRA conveyed the land, a 22,963 square foot lot bounded by Harrison Avenue and East Dedham Street, to Ren Centers of Massachusetts, which combined the parcel with an abutting lot to construct a three-story brick building consisting of 33,000 square feet with 48 parking spaces. The clinic will occupy the first floor, while the upper floors will be used for office or laboratory space. Approximately 70 jobs will be created.

### **YouthBuild Boston**

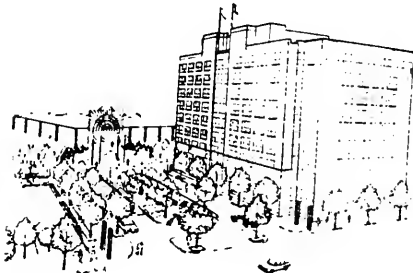
The BRA granted tentative designation to YouthBuild to redevelop 1900 Washington Street, a 11,000 square foot, five-story brick building and an adjacent lot, for 10 single room occupancy units, office space, and off-street parking. The Neighborhood Housing Trust awarded the project \$75,000 from linkage funds toward a total development cost of \$800,000. YouthBuild Boston teaches construction skills to unemployed young adults and helps them earn diplomas. The 1900 Washington Street property affords YouthBuild the opportunity to meet the housing needs of YouthBuild trainees and provides meeting space for the YouthBuild Alumni Association. The project will create 20 construction jobs and 5 permanent jobs.

### **RFP for Digital Equipment Corporation Plant**

A Request for Proposals for a re-use of the plant formerly operated by the Digital Equipment Corporation in the Crosstown Industrial Park is being prepared. Digital closed down the plant earlier this year. The BRA/EDIC and Digital may issue the RFP jointly. Digital owns the 60,000 square foot building which it formerly used for keyboard assembly. The five-acre parcel of land on which it is situated is owned by the City. The

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### **Registry of Motor Vehicles at Ruggles Center**







likely re-use of the facility would be light manufacturing, assembly, or an industrial use. It is anticipated that the RFP would be issued in September with a new use identified by December 1993.

#### **The School Track Facility**

Construction is scheduled to begin shortly on the 126,800 square foot School Track Facility, thus fulfilling a 25-year-old commitment of the Commonwealth to create an indoor facility for high school athletes throughout the state. The track will be located on Campus High School Parcel P-3a-1, owned by the BRA, and will have a seating capacity of 3,000. Facilities include a 200 meter track, eight infield sprint lanes, high jump and long jump facilities as well as a 500-seat gymnasium for inter-collegiate basketball. When completed, the track will be owned by Roxbury Community College with full access available to Madison Park High School, the Humphrey Occupational Resource Center, and the community at large. In addition, the Commonwealth has committed funds to conduct a traffic study of the area, build 300 surface parking spaces on land owned by Roxbury Community College, and modify the intersections around the facility to accommodate this new use. The facility will create 140 construction jobs and 25 full or

part-time positions with a total development cost of \$17 million.

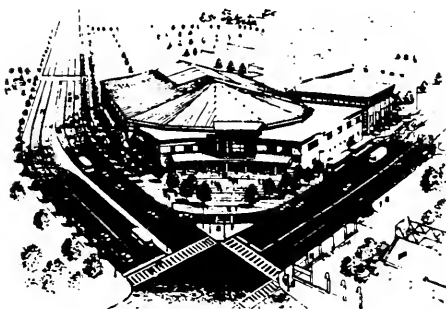
#### **Parcel P-3, Whittier Street Health Center and Retail Mall**

The Whittier Street Health Center, currently located at 20 Whittier Street in Roxbury, will be relocated to the new \$16 million retail mall planned for Parcel P-3. The Center, which provides over 30,000 patient visits annually, has long sought a new facility as its existing building is outmoded. Relocation, as opposed to a complete renovation of the old facility, is preferable because the existing center can remain in service until the opening of the new facility, thus avoiding the costs of a transitional location or the temporary gap in service that would result during renovation of the existing building.

Construction of the retail mall and health center is slated to begin in March 1994. The 6.8 acre development on Parcel P-3 will provide 131,000 square feet of retail space, 59,000 square feet of office space and a 30,000 square foot facility for the new health center. This is the first completely privately financed development in the Southwest Corridor and will attract much needed investment and business. The development will provide 200 new construction jobs and 225 permanent full and part-time jobs, which according to an agreement with the developer will benefit Boston residents. The retail mall will house restaurants, shops and a 8-14 screen Showcase Cinema or a supermarket.

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#### **School Track**





## **THE MIDTOWN DISTRICT**

### **Jordan Marsh and Swissotel Renovations**

Encouraged by the imminent redevelopment of the Lafayette Place Mall, its neighbor, Jordan Marsh, began a renovation program that is scheduled to be completed by the holiday season. Jordan Marsh's \$12 million renovation will reaffirm the downtown store's prominence in the Federated Department Store's chain. This renovation will retain 1,400 permanent jobs and create 80 construction jobs. Swissotel, formerly the Lafayette Hotel, is undergoing a \$20 million renovation of its rooms and hotel facilities, including the hotel's public areas, restaurants and bars, as well as a reconfiguration of its main entrance on Avenue de Lafayette for both pedestrians and autos. This hotel renovation will retain 440 permanent jobs and create 96 construction jobs.

### **The Lafayette Place Mall**

The Lafayette Place Mall will lead the revitalization of lower Washington Street with a \$60 million acquisition and renovation. The mall, now closed, is owned by Chemical Bank of New York which took over the mall when original developer Campeau Corporation filed for bankruptcy protection. Since that time, the BRA has strongly encouraged the sale and redevelopment of the mall. Chemical Bank is currently entertaining development proposals from a number of redevelopers and is expected to choose a company in the next three to four weeks. The new developer will correct design and circulation flaws that made the mall dark and forbidding to shoppers. New entrances will be introduced on Washington and Chauncy Streets to increase pedestrian activity. A large retail chain is likely to take a large portion of the space and additional tenants will be located with street entrances on Washington Street. The redevelopment of the mall will create 540 new permanent jobs and 148 construction jobs.

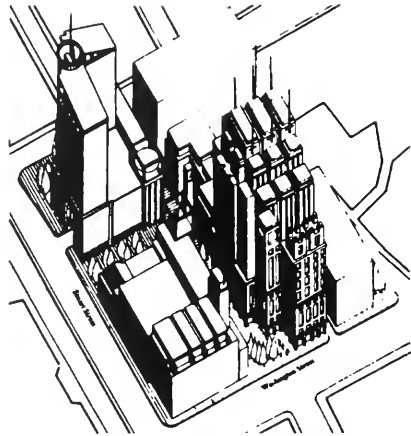
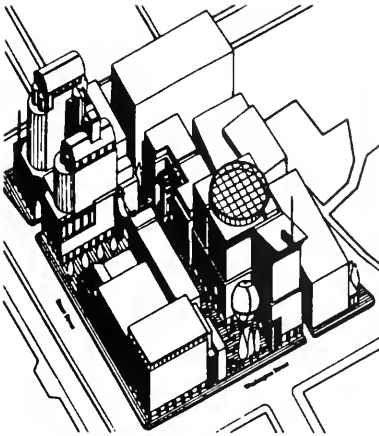
### **China Trade Building**

The BRA purchased the China Trade building in April of 1993 for \$2 million in order to stabilize property values in the area and stem the expansion of adult entertainment uses into this pivotal location. The purchase will ensure the building's continued use by Asian-owned businesses. The China Trade Building is located at the corner of Boylston Street and Washington Street and is a designated Boston landmark. The property was substantially rehabilitated in 1986 at a cost of approximately \$12 million. In January 1993, the Bank of Boston acquired the title to the property. Currently, there are 15 tenants in the building with the Commonwealth of Massachusetts occupying about 80 percent of the leasable space. The remaining space is comprised of neighborhood retail establishments.

### **The Hinge Block**

New zoning for the Hinge Block was adopted by the Boston Zoning Commission in February 1993, paving the way for its redevelopment. The block holds great potential to stimulate the rebirth of the Midtown Cultural District, for it is conveniently located between the Theater District, the Back Bay and the Financial District. When redeveloped, the Hinge Block will serve as an important link between these areas, and also will strengthen ties between Chinatown and Midtown. Long-standing plans have focused on ways to reverse decades of under-utilization and blight in this pivotal block. Institutional, hotel, and residential uses may be appropriate for the Hinge Block. Recent efforts have focused on stabilizing property values, discouraging the expansion of adult entertainment and encouraging the expansion of Asian businesses into the block. The historic Hayden Building was purchased by businessman David Wong and Historic Boston Inc. and is being prepared for re-use, most likely for office and retail space.






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## Alternative Hinge Block Concepts

### 110-120 Tremont Street

Suffolk University has reached an agreement to purchase the 110 and 120 Tremont Street properties from Olympia & York for the construction of a new \$50 million law school. The buildings have been vacant for four years. The new law school will increase pedestrian activity in the area and help to revitalize a portion of Tremont Street. Daytime and evening activity in the vicinity of the Law School will increase, thus encouraging use of the area's parks, open spaces and pedestrian ways. The proposed building will be eight stories in height and contain approximately 250,000 square feet. The new law school will retain 650 permanent jobs in Boston, and create 100 new permanent jobs as well as 275 construction jobs.

### Emerson College

Emerson College has purchased the property at 180 Tremont Street for \$2.25 million for its School of Communications, adding to its holdings in the district which date to 1983 with its acquisition of the Majestic Theater. The School of Communications will house broadcasting, television and film

production studios. Emerson is also looking at the Little Building on the corner of Tremont and Boylston as well as other property in the midtown district.

### Beach Street Garage

The Beach Street Garage was recently purchased by a Malaysian investor for \$11.8 million. It will continue to be operated as a parking garage. This is the first new significant private investment in the Liberty Tree Block.

### Midtown District Capital Improvements

Approximately \$2.3 million in capital funds has been appropriated for new sidewalks, paving, lighting and landscaping in the Midtown District, particularly throughout the Ladder Blocks, the eight blocks between Tremont, Washington, Park, and Essex Streets. Improving the physical appearance of the area would help to attract more shoppers, visitors, and tourists to the downtown. Construction has begun at Downtown Crossing; the entire program is expected to take two years to complete. An additional \$145,000 in capital funds will be spent to design a new park on Essex Street.



## MAJOR FACILITIES

### The New Boston Garden Arena

Construction has begun on the New Boston Garden Arena, a privately-financed, \$160 million arena in Boston's North Station District being built on city-owned air rights over the MBTA commuter rail lines. The arena will be built by the New Boston Garden Corporation, a subsidiary of Delaware North and owner of the existing Boston Garden. The New Boston Garden will replace an important but deteriorating civic facility with a multipurpose sports and entertainment arena. It will create a gateway into the city from the north.

The arena will be home to the Boston Bruins hockey team and the Boston Celtics basketball team. Seating capacities in the new arena will be 17,091 for hockey and 18,363 for basketball games. Concerts, ice shows, circuses, and other entertainment events will have seating capacities ranging from 15,000 to 19,500. The New Boston Garden will host approximately 30 more events than the current 210 events. Construction will be completed for the 1995-1996 sports season. Approximately 815

construction jobs and 89 new permanent jobs will be created.

### South Bay Center

Construction has begun on the South Bay Center, a major retail shopping mall, on the site of the former Sears Distribution building. This project consists of the development of approximately 426,000 square feet of retail space including a super grocery store and a variety of major chain discount stores and parking for over 2,000 cars. The \$65 million project will generate 354 construction jobs and 1,200 permanent jobs. This project will be open by Christmas 1993.

### Children's Museum Waterfront Project

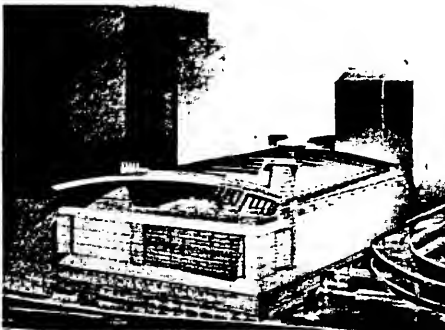
The BRA has approved an imaginative \$23 million expansion of the Children's Museum, one of the most important cultural resources in the City and the Fort Point Channel District. The expansion includes a 6,835 square foot Marine Educational Facility on a two level barge; a "wave" structure of 3,300 square feet connecting the facility to the existing Museum; and a three-quarter acre public waterfront park.

After extensive public review and modifications to the project, the BRA, in October 1992, submitted a positive recommendation to the State Office of Coastal Zone Management. The BRA's review mandates that the Wave is to be open along the Channel's edge and that the proposed raised bridge is to be transparent in order to continue Harborwalk and the view corridor along the Fort Point Channel. Eighty-eight construction jobs and 35 permanent jobs will be created.

The project will enhance public access to the waterfront and harbor marine environment and provide an interpretive, educational experience for the 250,000 children and 200,000 adults who annually visit the Children's Museum. The Museum will also conduct the Fort Point Channel Environmental

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### The New Boston Garden Arena







Studies Project in collaboration with the Boston Public Schools, an in-depth science program for 2,250 fifth graders, 7,200 fourth graders, their teachers and families.

#### **U.S. Federal Courthouse on Fan Pier**

Development review of the proposed new U.S. Federal Courthouse has been completed after extensive consultation with the General Services Administration, federal judges, the project architect, the Fort Point Channel Citizen's Advisory Committee, the Federal Courthouse Special Task Force, and the State Office of Coastal Zone Management. The building will contain 500,000 square feet of useable space at a height of 135 feet. Total development cost is \$184 million. The project, to be completed in 1996, will generate 1,500 construction jobs and 180 permanent jobs in addition to the 1,020 permanent jobs that will be retained.

Numerous changes to the project, particularly the public spaces within and surrounding the building have been made as a result of the review process. The courthouse site is one of the most important and visible waterfront sites in the Inner Harbor and is adjacent to the South Boston residential community. The public space plan addresses open space, continuation of Harborwalk, pedestrian access over the Old Northern Avenue Bridge, and water dependent uses,

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#### **New Federal Courthouse**



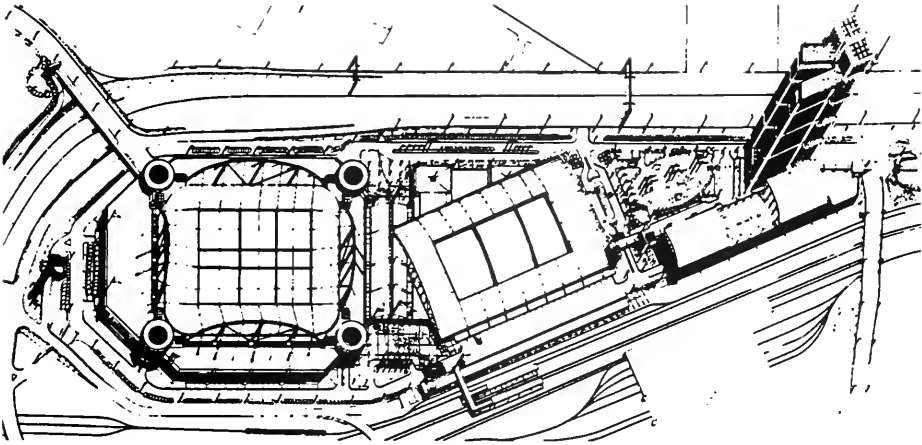
particularly water transit. The BRA also has begun the next phase of planning for the public areas. This will involve more detailed analyses, establishing infrastructure improvement priorities, and identifying and securing funding for the public improvements.

#### **The South Bay Convention and Sports Complex**

The site selection process for a new Megaplex convention and sports center has been completed with the site preferred by the BRA — South Bay — chosen by the Commonwealth of Massachusetts. The BRA has also completed economic analyses of the project and its projected impact on the region's economy. The state is now moving forward with plans to build a major new convention and sports center on this 52-acre site, less than one mile south of downtown Boston. It will be a mixed-use development with a 500,000 square-foot exhibit hall, a 70,000-seat stadium, and parking.

The new Convention Center will strongly enhance Boston's capacity for hosting large convention events, while the new Sports Center will improve Boston's sports capacity and strengthen a future Olympic bid. The economy will get an infusion of direct spending from sports patrons, tourists, and convention delegates, as well as indirect spending as hotels, restaurants, retailers, and other businesses increase their business spending, and as their workers' paychecks are spent. The combination of direct and indirect economic impact is estimated at \$1.06 billion. The facility can attract nearly 1.2 million stadium visitors and almost 400,000 new convention visitors to Boston.





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### **Convention and Sports Megaplex**

The Convention and Sports Center would create 530 full-time equivalent jobs. Construction jobs are estimated at 2,953. Additional jobs would be generated off-site at area hotels, restaurants, retail stores, and entertainment businesses, and in the construction of additional hotels required to service new demand from the Megaplex.



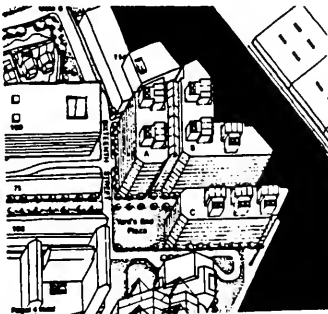
## CHARLESTOWN NAVY YARD

### New Gate 6 and roadways at Yard's End

The BRA was awarded a \$1 million grant from the U.S. Economic Development Administration to build a new Gate 6 and extend Sixteenth Street. This will be supplemented with \$1.3 million in funds from the City of Boston Capital Fund. Another \$616,000 in capital funds will pay for the extension of First Avenue. These streets will provide access to a 1.1 million square foot Biomedical Research Center, the relocated Spaulding Rehabilitation Hospital project, and the remaining undeveloped parcels. The new gate and roadway extension will complete the Navy Yard's transportation spine while allowing development projects to move forward with minimum traffic impacts. The project will generate 45 construction jobs. However, new development anticipated as a result of these infrastructure improvements will generate an estimated 2,000 construction jobs and 4,500 permanent jobs.

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### Yard's End



### Medford Street Bypass Road

The BRA is soliciting proposals for engineering work for the Medford Street bypass road (also known as the haul road) to provide direct access to the Moran Container Terminal and the Charlestown Navy Yard. Medford Street currently serves as the major

access road for a dense residential area of Charlestown in addition to being a primary access road for the Charlestown Navy Yard, and the container terminal. The new \$9 million bypass road will divert truck, bus, container-port, and other heavy-vehicle traffic from Medford Street and allow Medford Street to function as a residential street. The bypass will also provide traffic relief at City Square by creating an alternate route to and from Sullivan Square. The Medford Street Bypass will improve the quality of life for residents abutting Medford Street and public safety around the schools, playgrounds, and open space adjacent to Medford Street. The BRA will use \$500,000 in city capital funds to design the bypass road. Additional funds will be sought for construction of the road. The project will create 68 construction jobs.

### Expansion of Biotechnology

Biotransplant, Inc. Construction is underway for Biotransplant, Inc. to move into Building 75, occupying 27,000 square feet in its initial phase and further expanding to approximately 35,000 square feet in the near future. (The company is currently located in Building 96.) Biotransplant develops universal donor organ transplant systems to transplant centers worldwide. Biotransplant, Inc. has provided 35 construction jobs and 37 permanent jobs (expected to grow to 105 when the new facility is completed) with a total development cost of \$6.4 million.

Diacrin, Inc., located in 26,000 square feet of Building 79/96, is a biotechnical research company created by the founder of Repligen, Inc. of Cambridge. Diacrin, Inc. is the first spinoff company from the Massachusetts General Hospital's Research Department and is presently focused on developing treatments for diabetes, muscular dystrophy, and Alzheimer's disease. At present, Diacrin, Inc. has 45 employees which is projected to rise to 85 full and part-time workers when it expands further into Building 96 this year.



Ergo Science, Inc., a medical technology company involved with the development of treatments applying circadian rhythm concepts to cure human disease, is in the process of renovating Building 36 for corporate offices and lab and research facilities at a total cost of \$900,000. The company, which has offices in Delaware, New York, Rhode Island, and Massachusetts, will bring 32 permanent jobs to its Charlestown location and will occupy 10,132 square feet of office space in the Navy Yard. Construction jobs number 25.

#### **Armed Services YMCA**

The new Charlestown Armed Services YMCA offers benefits to both the local community and American servicemen. The building, located on Parcel 150 at the Charlestown Navy Yard and completed in November of 1992, contains 96,000 square feet and includes a fitness center, weight room, gymnasium, swimming pool, function room and conference facilities, all open to the public. The YMCA also provides 148 residential units, including the 10 unit Dennis McLaughlin House for transitional housing for women recovering from substance abuse and their children. The YMCA provides a variety of classes, family oriented activities and employment opportunities to the general public and also houses LifeFocus, a local organization that works to employ the physically handicapped. The total development cost of the YMCA was \$13 million and the project created 111 construction jobs.

#### **Hazardous Waste Clean Up at the Charlestown Navy Yard**

President Clinton's recent announcement of a five year, \$5 billion program to assist areas affected by military base closings has prompted the BRA to attempt to obtain federal funds to complete the removal of hazardous waste from the Charlestown Navy Yard. Although the Clinton plan applies to bases closed from 1988 to the present, the BRA has

petitioned the Massachusetts Congressional delegation to seek the approximately \$15 to \$20 million needed to complete the clean up of the Navy Yard. The Clinton Plan places a priority on hazardous waste clean up, earmarking \$2.2 billion out of the total \$5 billion for this purpose. Completing the Navy Yard clean up will not only provide jobs to stimulate the local economy but will also provide a model of a successful military base conversion for the entire nation. As hazardous waste removal is the only remaining impediment to the Yard's full redevelopment, the BRA will vigorously pursue these federal funds.

Currently, the U.S. Army Corps of Engineers has plans to fund and oversee a \$3 to \$5 million initiative that is scheduled to start in the fall of 1994. The Corps will remove residual underground storage tanks, demolish Building 108, remove falling wharves and piers at Yard's End, and conduct an evaluation of Building 105. The project is being funded by the Defense Environmental Restoration Program/Formerly Used Defense Sites.

#### **Korean War Memorial**

The Massachusetts Korean War Veterans Committee held the opening ceremony and dedication of the new Korean War Memorial this past July. The 23 x 22 foot monument is constructed out of grey Barre Vermont granite and is comprised of a series of columns surrounding a replica of an American serviceman. The six sided pedestal is inscribed with the names of the 1,620 Massachusetts residents killed in the war as well as the names of the 107 MIA's and Medal of Honor recipients. The total development cost of the memorial was \$400,000. Since its opening only two months ago, the memorial has proved to be a significant addition to the Navy Yard, and in its first month alone attracted well over 10,000 visitors.

#### **Courageous Sailing Center**

Improvements will be made to the Courageous Sailing Center with a combination





of City Capital and state funds totalling \$235,000. The Parks Department, which leases the site from the BRA, will oversee the construction of new docks and ramps, improvements to the Sailing Center building, and repairs to Pier 4. Construction is estimated to start in October 1993.



## **HOUSING**

### **Building 104**

The Bricklayers and Laborers Charlestown Nonprofit Development Corporation has broken ground on a housing development in Building 104, located in the Charlestown Navy Yard. A former shipfitting shop, Building 104 will be rehabilitated into a 45,400 square foot, four story apartment building with 46 one-bedroom apartments. The entire 46 units will be affordable to low-income seniors with incomes at or below 60 percent of the Boston metropolitan area median income. The completed building will also have 8,000 square feet of terraces, 25 off-street parking spaces, a community room, common areas, and all new utilities and systems. The total cost of construction is estimated at \$5.3 million, and the project will generate 25 construction jobs. Construction is slated to begin the fourth quarter 1993.

### **Lowell Square**

This mixed income project in the city's West End will be a 195-unit development providing the first family-sized affordable housing to be constructed in this area in many years. Lowell Square Associates, the developer, has designed a mid-rise building with a residential mix of 36 studio units, 62 one-bedroom units, 78 two-bedroom units, 11 three-bedroom units, and 2 four-bedroom units. More than two-thirds of the units are planned to be in the affordable range, with 45% to be assisted living for the elderly, 15% affordable to lower income households, and 20% available to moderate income households. This development will provide an opportunity to many displaced West Enders to return to their old neighborhood. The project will result in 150 construction jobs and 35 permanent jobs. Construction is due to begin in 1994. The total development cost is approximately \$24 million.

### **Lewis Mall**

The Lewis Mall housing project in East Boston will contain 47 low-income frail elderly housing units, varying in size from 395 to 415 feet. Nearly half of the units will be handicapped accessible. An elderly building will provide space for on-site services and activities, including adult day care, a social services room, and a medical examination area. The proposed 30,000 square foot development will be designed to respect the existing structures along Lewis Mall. Its total development cost will be approximately \$4 million. Construction is estimated to begin in the first quarter 1994.

### **Asian Community Development Corporation (Oak Terrace)**

The Oak Terrace project is an 88 unit, multi-family rental development. The creation of Oak Terrace fulfills one of the major housing goals in the 1990 Charlestown Community Plan. Over two-thirds of the units will be affordable.



## **PLANNING AND ZONING INITIATIVES**

### **New Zoning Plans Completed**

One of the major functions of the BRA is to complete new zoning plans for the entire City. With an expected completion date in 1995, this will be the first comprehensive Zoning Code revision in over 30 years. As of August 1993, new zoning has been adopted for eight neighborhoods, all but two of the eleven Downtown districts, and four Harborpark districts. Interim zoning has been adopted for six additional neighborhoods. In the past year, the following eight areas have been completed, comprising a substantial land area of the City:

**East Boston Neighborhood District**

**North End Neighborhood District**

**Jamaica Plain Neighborhood District**

**Hinge Block Downtown District**

**Cambridge Street North Downtown District**

**Mass. College of Pharmacy Institutional District**

**Beth Israel Institutional District**

**Mission Hill Interim Planning Overlay District**

### **Zoning Plans in Progress**

Over the past year, the BRA has started the rezoning process in another eight areas as follows:

**Longwood Institutional District:** The BRA is developing new zoning appropriate for institutional uses in the Longwood Medical Area to achieve a cooperative balance between the concentration of the city's world-class medical and educational institutions and the neighboring residential and commercial areas.

**Mission Hill Neighborhood District:** Interim zoning for the Mission Hill neighborhood was adopted in 1993. An extensive community process is underway to develop permanent

zoning regulations for this neighborhood, which represents one of the major residential areas adjacent to the Longwood Medical Area.

**West Roxbury Neighborhood District:** The BRA expects to submit new permanent zoning to its Board this fall, reflecting the community review process for this area.

**South End Neighborhood District:** The BRA expects to submit new permanent zoning to its Board this fall, based on the South End/Lower Roxbury Development Policy Plan adopted this year and reflecting the community review process for this area.

**Dorchester Neighborhood District:** The BRA has begun planning and land use analyses and in September will initiate the community review process for this area, which represents one of the largest neighborhoods in the city.

**Mattapan Neighborhood District:** Initial planning studies have been completed, and the community planning process is underway.

**South Boston Neighborhood District:** Initial planning studies are nearly complete for the Andrew Square and St. Vincent's areas, and planning is underway for the Fort Point district. Planning and zoning analyses for the remaining areas of South Boston will begin in Fall 1993. **Charlestown Neighborhood District:** Planning studies have been completed and community review for the area that includes the Central Artery North Area (CANA) parcels will be completed by fall 1993. Comprehensive planning and community review of the entire Charlestown neighborhood north of the Charlestown Navy Yard is underway and expected to be completed by winter 1993.

### **New Edition of the Zoning Code**

In addition to developing new zoning, the BRA is in the process of issuing an updated edition of the existing Zoning Code. This edition will incorporate all amendments made to the Zoning Code since the last edition (1988), in order to provide the public with



more efficient access to the city's zoning regulations.

### **South End/Lower Roxbury Development Policy Plan**

In May 1993 the BRA endorsed the South End/Lower Roxbury Development Policy Plan which addresses ways to channel and manage development, growth and investment in these neighborhoods over the next twenty years. BRA staff, with the input of the Working Group, held over 150 public meetings over a three year period. The South End/Lower Roxbury Development Policy Plan recommends policies to guide urban land development and encourage economic growth. Goals and objectives for the future development of the South End and Lower Roxbury are:

- to ensure a high quality of urban design by guiding new development in a way that is consistent with the existing character of the neighborhood;
- to encourage diverse economic and business development which will create new jobs;
- to provide and protect accessible housing;
- to revitalize existing parks and create new open space;
- to preserve the historic architectural character of the South End and Lower Roxbury; and
- to provide accessible transportation to community residents.

### **Establishment of Priority Growth Areas**

One of the key objectives of planning and zoning is to establish priority growth areas where economic development can be encouraged. Economic development in these locations is intended to provide jobs and other public benefits for Boston's residents and strengthen neighborhood economies. Eight priority growth areas have been established. Of these, five have already been codified in the Code and the remaining areas will be similarly codified within the next year.

Identification of these sites provides a context and focus for targeting public resources and infrastructure improvements. In addition, once identified, staff works to attract diverse economies to these sites including biotechnology, manufacturing, medical and educational facilities, tourist industries, and environmental technologies. These areas include:

Biosquare, on Albany Street in the South End. Biosquare was identified in the South End/Lower Roxbury Development Policy Plan as a priority growth area and as an Economic Development area in the draft South End Zoning. The total proposal is to develop a 1.2 million square foot biotechnology park on a 16-acre site over a ten-year period. Planned uses are medical research facilities, medical offices, a hotel, and a 1,000-car parking garage. Phase 1 is now under construction.

Allston Landing Economic Development Areas: Allston Landing North and Allston Landing South have been established as Economic Development Areas. The purposes of the EDAs are to encourage economic growth and job creation in manufacturing, commerce, and research and development. The first phase of the Genzyme Corporation's biopharmaceutical manufacturing plant in Allston Landing North is under construction. Total development costs are anticipated at \$85 million. The project is expected to create 300 construction jobs and 200 new permanent jobs.

South Station Economic Development Area: The purposes of the South Station EDA are to promote balanced growth in the Downtown area by channeling growth away from the core and toward under-utilized sites in the Bedford-Essex corridor and along the Fort Point Channel, and to create a mixed-use district to foster economic growth and job creation. These include the creation and incubation of new research and development businesses and support facilities and the improvement of intermodal transit.





The zoning for the South Station EDA anticipates the development of South Station as an intermodal transportation center for the Boston region. Construction of infrastructure improvements is underway. Total anticipated development costs for these improvements are \$75 million, creating 408 construction jobs and 36 new permanent jobs. Planning also is underway for Phase 1 of the Tufts International Research Center, a facility for biomedical research and other uses to be constructed in air rights over South Station. Total anticipated development costs for Phase I are \$135.5 million, with 652 construction jobs and 802 new permanent jobs.

**Ruggles Center:** Ruggles Center is located in the Greater Roxbury Economic Development Area. The purpose of this EDA is to provide opportunities for significant economic development projects on publicly-owned land linking Roxbury to the Downtown economy. (See Southwest Corridor.)

**Dudley Square Economic Development Area:** The purpose of the Dudley Square EDA is to provide opportunities for neighborhood business development that can provide jobs and entrepreneurial opportunities to the Roxbury community. Three capital improvement projects are in the final stages of the planning process: 1) New Dudley Phase 2 - design and construction of the Shawmut Avenue extension to Washington Street; 2) Washington Street redesign and construction between Forest Hills and the Massachusetts Turnpike; and 3) Reestablishment of Washington Street transit service (using MBTA bus or light rail).

**Charlestown Navy Yard - Yard's End:** The Harborpark zoning for the Charlestown Navy Yard establishes a New Development Area to direct new growth to the eastern end of the Navy Yard (known as "Yard's End"). This goal is reflected in the mix of uses and dimensions allowed in this area. (See Charlestown Navy Yard.)

**Longwood Medical Area:** The BRA has developed draft zoning regulations for the Longwood Medical Area. These regulations are designed to enable hospitals and colleges to undertake necessary expansion and renovation of their facilities in a manner that is compatible with the needs of the adjacent residential communities and commercial activities in this densely developed area. These draft regulations are being reviewed by attorneys for the hospitals and colleges in the Longwood Medical Area. (See Institutional Development.)

**Boston State Hospital:** The Boston State Hospital site will be rezoned as a Special Study Area of the Mattapan Neighborhood District. In this zoning process, which will begin in Fall 1993, the BRA will work with EDIC, the Lena Park Community Development Corporation, and neighborhood residents to establish a zoning plan, including economic development opportunities, for this site. Boston State Hospital, a former mental health facility, represents a significant economic development opportunity in the City of Boston. Located in Mattapan, the 175-acre property is the largest undeveloped property remaining in Boston. It is about five miles from downtown and is served by two arterial roads. The site is owned by the Commonwealth and is controlled by the Division of Capital Planning and Operations and the Department of Mental Health. A partnership made up of the EDIC, the BRA, and the Lena Park Community Development Corporation submitted a proposal to redevelop the site to the Commonwealth.

#### **Fort Point Channel Public Realm Plan**

Staff are now drafting the proposed plan for the Fort Point Channel Public Realm Plan, an effort which began in the summer of 1992 through a public participation process involving the Fort Point Channel Citizen's Advisory Committee, the Harborpark Advisory Committee, the Parks Department, South Boston residents, Harbor advocates, and



businesses in the District. The purpose of the Plan is to establish planning context and regulations to ensure maintenance and enhancement of the public spaces along and leading to the Fort Point Channel, and to promote activation of the water's edge for public access, cultural uses, water transit, and other water dependent activities.

The Plan will include provisions for setbacks from the Channel to accommodate Harborwalk; water dependent uses that will be promoted in the individual basins of the Channel; land side uses that will be promoted or discouraged along the Channel; urban design guidelines including street wall heights design treatment of the public spaces, and required view corridors; open space requirements; and recommendations for reuse of the Old Northern Avenue Bridge. The Plan also will include additions (including changes to the Harbor Line) to the Municipal Harbor Plan adopted by the state which will allow the Plan to progress. When this Plan is adopted it will be codified in conjunction with new zoning for the Fort Point and South Boston Districts.

#### **Implementation of Walsh Commission Recommendations**

Major progress has been made by the BRA toward implementing the recommendations of the Walsh Commission which were released in April 1993 in its final report, *The Boston Advantage*. The Walsh Commission recommended a new zoning article to streamline the development review process; the merger of the BRA and Economic Development and Industrial Corporation; and completion of new zoning plans citywide.

**New Development Review Article.** The BRA has drafted a proposed new Article 80 to the Zoning Code. Article 80 institutes a review process for large-scale and small-scale development projects in the downtown and the neighborhoods. It provides clear and unified development review requirements that apply citywide. It replaces Article 31 and combines the nine existing separate zoning articles that

deal with project review. While the substantive requirements of these articles is retained, procedural redundancies have been eliminated. The time allotted for review is clearly established. Article 80 also sets uniform Institutional Master Plan (IMP) requirements that will apply wherever an IMP is required. Article 80 is currently under internal review and will be brought forward for public review in September. A formal response to the Walsh Commission will be made in September as well.

**EDIC/BRA Merger.** Major steps toward merger have already been accomplished. In June 1993, a Memorandum of Agreement was entered into whereby the BRA assumed the day-to-day operations of the EDIC and the Director of the BRA became the Chief Executive Officer of EDIC. A Home Rule Petition has been passed by the Boston City Council and is awaiting legislative action. EDIC responsibilities include managing three industrial parks (Boston Marine Industrial Park, Crosstown Industrial Park, and Alsen Mapes Industrial Park), as well as the Boston Industrial Financing Authority which provides tax-exempt and taxable financing for major projects.



**Projects Beginning Construction  
August 1992 - August 1993**

	Construction Start		Gross Square feet	Construction Jobs	Permanent Jobs	Total Development Cost
<b>Institutional and Biotech</b>						
Boston College -- Dormitory and Dining -- Phase I	1992	Q3	272,500	203	40	\$34,000,000
New England Medical Ctr. -- Building 1-C Phase I	1992	Q3	442,219	300	455	\$125,000,000
Beth Israel Hospital -- Clinical Center Phase I	1993	Q1	325,000	300	450	\$156,000,000
Beth Israel Hospital -- Research North	1993	Q1	114,120	175	210	\$20,000,000
Dana-Farber -- Clinic Renovation	1993	Q1	23,890	45	25	\$6,300,000
Franciscan Children's Hospital Phase II	1993	Q1	33,100	90	130	\$5,500,000
Mass College of Pharmacy -- Dorm / Academic	1993	Q3	171,251	150	150	\$39,000,000
Shriners Burns Institute -- Replacement Facility	1993	Q3	200,000	402	296	\$45,000,000
Boston English High School	1993	Q4	251,600	490	600	\$75,000,000
			1,833,680	2,155	2,356	\$505,800,000
<b>Southwest Corridor</b>						
Ruggles I -- Registry of Motor Vehicles & Plaza	1992	Q3	165,000	261	550	\$31,000,000
Youth Build Boston	1992	Q3	11,000	20	5	\$800,000
Ren Dialysis Center	1993	Q3	33,000		70	\$4,500,000
School Track	1993	Q3	126,000	140	25	\$17,000,000
			335,000	421	650	\$53,300,000
<b>Midtown</b>						
Jordan Marsh (renovation)	1992	Q3	623,000	80	1,400	\$12,000,000
Swissotel (renovation)	1993	Q1	600,000	96	440	\$20,000,000
Beach Street Garage (Acquisition)	1993	Q2			5	\$11,800,000
Emerson - 180 Tremont (Acquisition)	1993	Q2			85	\$2,250,000
Ladder Blocks Capital Improvements	1993	Q3		17	0	\$2,332,000
			1,223,000	193	1,930	\$48,382,000
<b>Major New Facilities</b>						
South Bay Retail Center	1993	Q2	450,000	354	1,200	\$65,000,000
The New Boston Garden Arena	1993	Q2	725,000	815	350	\$160,000,000
			1,175,000	1,169	1,550	\$225,000,000
<b>Charlestown Navy Yard</b>						
Biotransplant	1993	Q2	35,000	35	105	\$6,400,000
IRGO Science	1993	Q3	10,132	25	32	\$900,000
			45,132	60	137	\$7,300,000
<b>Grand Total</b>			4,611,812	3,998	6,623	\$839,782,000











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